

**ZONING COMMITTEE
MINUTES
WEDNESDAY, NOVEMBER 29, 2006**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, November 29, 2006** in Committee Room #2, at 11:38 a.m.

The following members were present:

**The Honorable Carla Smith, Chair
The Honorable Mary Norwood, Vice Chair
The Honorable C. T. Martin
The Honorable Howard Shook
The Honorable Natalyn Archibong
The Honorable Joyce Sheperd**

The following member was absent:

The Honorable Anne Fauver

Others present at the meeting were, Charletta Wilson Jacks, Zoning Administrator, Department of Planning and Community Development; City Attorneys Lem Ward, Peter Andrews and Jeffrey Haymore, Law Department; and members of the Public and Council staff.

A. ADOPTION OF AGENDA - ADOPTED

B. APPROVAL OF MINUTES - APPROVED

CONSENT AGENDA

C. ORDINANCES FOR FIRST READING

06-O-2579 (1) An Ordinance by Zoning Committee to rezone from the I-2
Z-06-124 (Heavy Industrial) District to the MRC-3 (Mixed Residential
Commercial) District, property located at **510 Sawtell
Avenue, SE, (also addressed as 1450 Blashfield Street,
SE)**, property fronts approximately 1,706 feet along the
southeasterly side of McDonough Boulevard at the southeast
corner of McDonough Boulevard and Harriet Street.

Depth:	Varies
Area:	Approximately 39.7 Acres
Land Lots:	40, 41 and 56 14 th District, Fulton County, Georgia
Owner:	Sawtell Partners, LLC
Applicant:	John Bell
NPU-Y	Council District 1

**FAVORABLE TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

**ZONING COMMITTEE MINUTES
WEDNESDAY, NOVEMBER 29, 2006
PAGE TWO**

CONSENT AGENDA

C. ORDINANCES FOR FIRST READING (CONT'D)

06-O-2580 (2) An Ordinance by Zoning Committee to amend Ordinance 03-
Z-06-125 O-0420 which amended Ordinance Z-66-224, Z-71-71 and
Z-73-21, as previously amended, rezoning from the R-3 and
R-4 (Single Family Residential) Districts to the C-1-C
(Community Business-Conditional) District property located
at **3312-3316 Piedmont Road, NE and 3232-3242
Peachtree Road, NE**, for the purpose of a Site Plan
Amendment.

Owner: J. H. Holdings, LTD

Applicant: J. H. Holdings, LTD

NPU-B Council District 7

**FAVORABLE TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

06-O-2581 (3) An Ordinance by Zoning Committee granting a Special Use
U-06-29 Permit for a Church (Section 16-06.005 (1) (c)), property
located at **3100 Northside Drive, NW**, fronting
approximately 1,172.71 feet on the west side of Northside
Drive and located at the corner of the northern intersection
of Northside Drive and Northside Parkway.

Depth: Varies

Area: Approximately 18.52 Acres

Land Lot: 157, 17th District, Fulton County, Georgia

Owner: Northside Drive Baptist Church

Applicant: Northside Drive Baptist Church c/o James
E. Ney, Esq.

NPU-C Council District 8

**FAVORABLE TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

06-O-2585 (4) An Ordinance by Zoning Committee to rezone from the PD-H
Z-06-108 (Planned Development-Housing) District and R-4 (Single-
Family Residential) District to the MR-3 (Multi-Family
Residential) District, property located on **Jones Road
(north), SW**, fronting approximately 850 feet on the north
side of Jones Road.

**ZONING COMMITTEE MINUTES
WEDNESDAY, NOVEMBER 29, 2006
PAGE THREE**

CONSENT AGENDA

C. ORDINANCES FOR FIRST READING (CONT'D)

Depth: Varies
Area: Approximately 8.15 Acres
Land Lot: 240, 14th District, Fulton County, and
Land Lot: 260, 17th District, Fulton County, Georgia
Owner: Jones Road OSCPI, LLC
Applicant: Michael Hightower

NPU-I

Council District 9

**FAVORABLE TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

06-O-2586 (5)
Z-06-109

An Ordinance by Zoning Committee to rezone from the PD-H (Planned Development-Housing) District and R-4 (Single-Family Residential) District to the MR-3 (Multi-Family Residential) District, property located on **Jones Road (south), SW**, fronting approximately 861 feet on the south side of Jones Road.

Depth: Varies
Area: Approximately 8.15 Acres
Land Lot: 240, 14th District, Fulton County, and
Land Lot: 260, 17th District, Fulton County, Georgia
Owner: Jones Road OSCPI, LLC
Applicant: Michael Hightower

NPU-I

Council District 9

**FAVORABLE TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

D. ZRB SUMMARY REPORT

E. ORDINANCE FOR SECOND READING

06-O-2567 (1) An Ordinance by Councilmembers Carla Smith & Kwanza Hall correcting Ordinance Number 06-O-1811/U-06-18 which grants a Special Use Permit for a Helicopter Landing Facility at 280 Luckie Street in the name of the applicant instead of the applicant's company name (Legacy Pavilion, LLC); and for other purposes

Councilmember Shook made a motion to approve. The vote was unanimous

FAVORABLE

**ZONING COMMITTEE MINUTES
WEDNESDAY, NOVEMBER 29, 2006
PAGE FOUR**

F. ORDINANCES FOR SECOND READING TO FILE

06-O-0001 (1)
Z-04-159 An Ordinance by Councilmember Carla Smith to amend the 1982 City of Atlanta Zoning Ordinance, as amended, so as to permit churches, synagogues, temples and other religious worship facilities as permitted principal uses and structures in the PD-MU (Planned Development-Mixed Use) and PD-OC (Planned Development-Office Commercial) Districts.

**Councilmember Norwood made a motion to approve.
The vote was unanimous.**

FILE

06-O-0003 (2)
Z-04-155 An Ordinance by Councilmember Carla Smith to rezone property from the I-1 (Light Industrial) District to the RG-5 (Residential General-Sector 5) District, property located at **695 North Avenue, NE**, fronting approximately 160 feet on the south side of North Avenue and fronting approximately 591 feet on the southeasterly side of North Angier Street.

Depth: Varies
Area: 1.6 Acres
Land Lot: 18, 14th District, Fulton County, Georgia
Owner: Dean Ripelle
Applicant: Sierra Contracting
By: Lawton Jordan, Agent

NPU-M Council District 2

**Councilmember Norwood made a motion to approve.
The vote was unanimous.**

FILE

06-O-0027 (3)
Z-05-115 An Ordinance by Councilmember Carla Smith to rezone property from the R-5 (Two-Family Residential) District to the C-1 (Community Business) District, property located at **122 Mayson Avenue, SE**, fronting approximately 45 feet on the east side of Mayson Avenue.

**ZONING COMMITTEE MINUTES
WEDNESDAY, NOVEMBER 29, 2006
PAGE FIVE**

F. ORDINANCES FOR SECOND READING TO FILE (CONT'D)

Depth: 120 Feet
Area: Approximately 1.23 Acres
Land Lot: 210, 15th District, Dekalb County, Georgia
Owner: Tizaz Waldu
Applicant: Land Logistics, LLC
NPU-O **Council District 5**

**Councilmember Norwood made a motion to approve.
The vote was unanimous.**

FILE

06-O-0030 (4)
U-05-33 An Ordinance by Councilmember Carla Smith granting a Special Use Permit for a Personal Care Home (Section 16-06.005(1) (g)) property located at **38 Anderson Avenue, NW**, fronting approximately 250 feet on the east side of Anderson Avenue.

Depth: Varies
Area: Approximately 1 Acre
Land Lot: 148, 14th District, Fulton County, Georgia
Owner: Sian D. Hunter
Applicant: Sian D. Hunter
NPU-J **Council District 3**

**Councilmember Norwood made a motion to approve.
The vote was unanimous.**

FILE

06-O-0147 (5)
Z-05-136 An Ordinance by Zoning Committee to rezone from the R-4 (Single-Family Residential) District to the MR-4B (Multi-Family Residential) District, property located at **1540 Donald Lee Hollowell Parkway, NW**, fronting approximately 105 feet on the south side of Donald Lee Hollowell Parkway. Property is located at the southeast corner of the intersection of Donald Lee Hollowell Parkway and Elmwood Road.

**ZONING COMMITTEE MINUTES
WEDNESDAY, NOVEMBER 29, 2006
PAGE SIX**

F. ORDINANCES FOR SECOND READING TO FILE (CONT'D)

Depth: Varies
Area: Approximately .596 Acre
Land Lot: 146, 14th District, Fulton County, Georgia
Owner: Ladies Framing
Applicant: Sean M. Peters
NPU-J Council District 3

**Councilmember Norwood made a motion to approve.
The vote was unanimous.**

FILE

06-O-0280 (6)
Z-06-03 An Ordinance by Zoning Committee to rezone from the C-1-C (Community Business-Conditional), R-3 (Single-Family Residential) and C-1 (Community Business) Districts to the RG-3 (Residential General-Sector 3) District, property located at **2685 and 2725 Campbellton Road, SW**, fronting approximately 475 feet on the northwest side of Campbellton Road and approximately 243 feet on the west side of Dodson Drive.

Depth: Varies
Area: 5.268 Acres
Land Lots: 199 and 218 14th District, Fulton County, Georgia
Owner: Mulugeta Zeleke
Applicant: Patrick O. Leonard
NPU-R Council District 11

**Councilmember Norwood made a motion to approve.
The vote was unanimous.**

FILE

06-O-0773 (7)
Z-06-34 An Ordinance by Councilmember Carla Smith to rezone from the R-3 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **3820 Ivy Road, NE**, fronting approximately 210 feet on the west side of Ivy Road and Old Ivy Road.

**ZONING COMMITTEE MINUTES
WEDNESDAY, NOVEMBER 29, 2006
PAGE SEVEN**

F. ORDINANCES FOR SECOND READING TO FILE (CONT'D)

Depth: Varies
Area: Approximately 4.225 Acres
Land Lot: 63, 17th District, Fulton County, Georgia
Owner: Monte Hewett
Applicant: Monte Hewett

NPU-B

Council District 7

**Councilmember Norwood made a motion to approve.
The vote was unanimous.**

FILE

06-O-0962 (8)
U-06-08

An Ordinance by Zoning Committee granting a Special Use Permit for a Personal Care Home (Section 16-06.005 (1) (g)), property located at **1648 Stokes Avenue, SW**, fronting approximately 49.77 feet on the south side of Stokes Avenue.

Depth: 200 Feet
Area: Approximately .23 Acre
Land Lot: 149, 14th District, Fulton County, Georgia
Owner: Erica O. Chang
Applicant: Erica O. Chang

NPU-T

Council District 10

**Councilmember Norwood made a motion to approve.
The vote was unanimous.**

FILE

06-O-1487 (9)
U-06-17

An Ordinance by Zoning Committee granting a Special Use Permit for an Automobile Salvage Yard pursuant to Section 16-17.005(1)(c), property located at **2124 Jonesboro Road, SE**, fronting approximately 864.9 feet on the east side of Jonesboro Road and located approximately 211 feet north of the intersection of Constitution Road and Jonesboro Road.

Depth: Varies
Area: Approximately 23.5 Acres
Land Lots: 27 and 38, 14th District, Fulton County, Georgia
Owner: Transus, Inc.
Applicant: A-Tow, Inc.

NPU-Z

Council District 1

**ZONING COMMITTEE MINUTES
WEDNESDAY, NOVEMBER 29, 2006
PAGE EIGHT**

F. ORDINANCES FOR SECOND READING TO FILE (CONT'D)

**Councilmember Norwood made a motion to approve.
The vote was unanimous.**

FILE

06-O-1951 (10) An Ordinance by Zoning Committee to rezone from the C-1
Z-06-94 (Community Business)/R-4 (Single-Family Residential)
Districts to the MR4B (Multi-Family Residential), Districts to
the MR4B (Multi-Family Residential) District, property
located at **1580 Flat Shoals Road, SE**, fronting
approximately 140 feet on the north side of Flat Shoals Road
beginning 293 feet on the west side of Maynard Terrace.

Depth: Approximately 139 Feet

Area: Approximately .093 Acre

Land Lots: 146 and 175, 15th District, Dekalb County,
Georgia

Owner: Diane Lawrence

Applicant: James Debro

NPU-W

Council District 5

**Councilmember Norwood made a motion to approve.
The vote was unanimous.**

FILE

G. PAPERS HELD IN COMMITTEE

06-O-0038 (1) An Ordinance by Councilmember Carla Smith to
Z-05-56 amend Various Sections of the Zoning Code of the City of
Atlanta, for the purpose of clarifying and/or defining certain
terms related to Supportive Housing; to provide how
applications for such uses are to be processed; defining the
term Community Center and removing certain redundant
terms related to such use; redefining the conditions under
which dormitories, Sorority Houses and Fraternity Houses
are permitted; deleting rooming houses and boarding houses
as permitted uses in certain districts; and for other
purposes. **(Held 2/1/06 for further review)**

HELD

**ZONING COMMITTEE MINUTES
WEDNESDAY, NOVEMBER 29, 2006
PAGE NINE**

G. PAPERS HELD IN COMMITTEE (CONT'D)

- 06-O-0273 (2) An Ordinance by Councilmembers Carla Smith, Ivory Lee Young, Jr. and Cleta Winslow correcting Ordinance Number 04-O-0179/Z-04-24 which amended Section 16-29.001(16) "Human Services" including Personal Care Homes, Rehabilitation Centers and Nursing Homes by clarifying and/or redefining certain terms; and for other purposes. **(Held 2/1/06 for further review)**

HELD

- 06-O-0286 (3) An Ordinance by Zoning Committee to rezone
Z-06-05 from the RG-4-C-HBS (Residential General-Sector 4 Conditional-Historic Building/Site) and RG-4-C (Residential General-Sector 4-Conditional) Districts, to the RG-4-C (Residential General-Sector 4-Conditional) District, property located at **2494 and 2510 Peachtree Road (a.k.a. 2500 Peachtree Road), NE**, fronting approximately 387.76 feet on the west side of Peachtree Road, beginning 400 feet from the southwest corner of Muscogee Avenue and Peachtree Road. **(Held 3/29/06 for further review)**

Depth: Varies

Area: Approximately 3.086 Acres

Land Lot: 112, 17th District, Fulton County, Georgia

Owner: 2500 Peachtree Condominium Association, Inc.

Applicant: 2500 Peachtree Condominium Association, Inc.

NPU-C

Council District 8

HELD

- 06-O-0007 (4) An Ordinance by Councilmember Carla Smith
Z-05-65 **as amended by Zoning Committee** to rezone the portion of the property located at **1821 W. Anderson Avenue** that is zoned R-4 (Single Family Residential) to the O-I (Office Institutional) Classification, to issue a Special Use Permit for the subject property; and for other purposes. **(Held 6/28/06 at the request of Councilmember of the District)**

HELD

**ZONING COMMITTEE MINUTES
WEDNESDAY, NOVEMBER 29, 2006
PAGE TEN**

G. PAPERS HELD IN COMMITTEE

06-O-0022 (5)
U-05-22 An Ordinance by Councilmember Carla Smith to issue a Special Use Permit for a Nursing Home at **1821 W. Anderson Avenue (a.k.a. 31 Anderson Avenue)**; to waive the 2,000 foot distance requirement for this location; and for other purposes. **(Held 6/28/06 at the request of Councilmember of the District)**

HELD

06-O-0145 (6) An Ordinance by Zoning Committee to rezone
Z-05-134 from the R-4 (Single-Family Residential) District to the PD-H
 (Planned Development-Housing) District, property located at
2228 Bicknell Street, SE, fronting approximately 257.5 feet
 on the southeast side of Bicknell Street, beginning 109 feet
 from the southeast corner of Bagwell Drive. **(Held 8/16/06
 at the request of the Councilmember of District 12)**

Depth: Varies
Area: Approximately 3.5 Acres
Land Lot: 70, 14th District, Fulton County, Georgia
Owner: Portfolio Properties Construction Co., LLC.
Applicant: Portfolio Properties Construction Co., LLC.
NPU-Z Council District 12

HELD

06-O-1950 (7)
Z-06-92

An **Amended** Ordinance by Zoning Committee to rezone from the R-5 (Single-Family Residential) District to the RG-4 (Residential General-Sector 4) District, property located at **575 Boulevard, SE, (578 Rosalia Street, SE)**, fronting approximately 100 feet on the west side of Boulevard. **(Held 11/1/06 pending CDP Public Hearing)**

Depth: Varies
Area: Approximately 0.339 Acre
Land Lot: 44, 14th District, Fulton County, Georgia
Owner: Atlanta Decatur Oxford District United
Methodist Church, Bobby A. Jones, Trustee
Chair
Applicant: Jeffrey L. Wilson
NPU-W Council District 1

HELD

**ZONING COMMITTEE MINUTES
WEDNESDAY, NOVEMBER 29, 2006
PAGE ELEVEN**

G. PAPERS HELD IN COMMITTEE (CONT'D)

06-O-1952 (8)
Z-06-95 An **Amended** Ordinance by Zoning Committee to rezone from the O-I (Office-Institutional) District to the C-1 (Community Business) District, property located at **890 Conley Road, SE**, fronting approximately 804.11 feet on the north side of Conley Road, beginning 957 feet from the northeast corner of Jonesboro Road and Conley Road. **(Held 11/1/06 pending CDP Public Hearing)**

Depth: Varies

Area: Approximately 68.32 Acres

Land Lots: 1, 31 and 32, 14th District, Fulton County, Georgia

Owner: Don Scott

Applicant: Travis Pruitt

NPU-Z

Council District 12

FAVORABLE AS AMENDED

06-O-1953 (9)
Z-06-96 An Ordinance by Zoning Committee to rezone from the I-1 (Light Industrial) District to the R-4 (Single-Family Residential) District, property located at **568 Trabert Avenue, NW**, fronting approximately 280 feet on the south side of Trabert Avenue. **(Held 11/1/06 pending CDP Public Hearing)**

Depth: Varies

Area: Approximately 0.53 Acre

Land Lot: 148, 17th District, Fulton County, Georgia

Owner: Jamal L. Lewis

Applicant: Rebecca S. Burney

NPU-E

Council District 8

FAVORABLE

06-O-1955 (10)
Z-06-99 An Ordinance by Zoning Committee to rezone from the PD-H (Planned Development-Housing) District to the PD-MU (Planned Development-Mixed-Use) District, property located at **1602 Johnson Road, NW and 1380/1430 Rockdale Street, NW**, fronting approximately 234 feet on the east side of Johnson Road, beginning 484.46 feet from the northwest corner of Rockdale Street. **(Held 11/1/06 pending CDP Public Hearing)**

**ZONING COMMITTEE MINUTES
WEDNESDAY, NOVEMBER 29, 2006
PAGE TWELVE**

G. PAPERS HELD IN COMMITTEE

Depth: Approximately 1,832 Feet
Area: Approximately 12.0 Acres
Land Lots: 225 and 190, 17th District, Fulton County, Georgia
Owner: Northwest Intown Development, LLC
Applicant: Brock Built, LLC
NPU-G **Council District 9**

FAVORABLE

06-O-0955 (11) A **Substitute** Ordinance by Zoning Committee to rezone from
Z-06-44 the I-1-C (Light Industrial-Conditional) District to the MR5-A (Multi-Family Residential) District, property located at **1155 Hill Street, SE**, fronting approximately 350 feet on the west side of Hill Street and approximately 272 feet on the north side of Englewood Avenue. **(Held 11/1/06 at the request of District Council Person)**

Depth: Varies
Area: Approximately 8.719 Acres
Land Lot: 55, 14th District, Fulton County, Georgia
Owner: Jack and Harvey Taffel
Applicant: Chaz E. Waters/Skyline Partners, LLC.
NPU-Y **Council District 1**

HELD

06-O-2283 (12) An Ordinance by Councilmembers Joyce M. Sheperd and Cleta Winslow authorizing the Mayor or her designee to place interim development controls on construction on all vacant parcels in the Murphy Triangle (lying within the boundaries of Murphy Avenue, Warner Street, Allene Avenue and Sylvan Road) for a period not to exceed nine (9) months; and for other purpose. **(Held 11/1/06 at the request of the author of the legislation)**

HELD

**ZONING COMMITTEE MINUTES
WEDNESDAY, NOVEMBER 29, 2006
PAGE THIRTEEN**

H. PAPERS HELD IN COMMITTEE

- 06-R-2491 (13) A Resolution by Felicia A. Moore authorizing the Bureau of Planning to recognize as nonconforming lots of record, lots located at 2611 and 2615 Forrest Avenue, NW, that have been created as the result of previously issued Building Permits and that presently have houses located on them and for which the property owners have been paying taxes for approximately twenty years.

**Councilmember Norwood made a motion to approve.
The vote was unanimous.**

FAVORABLE

- 06-O-1439 (14) An Ordinance by Zoning Committee to rezone from the R-3
Z-06-67 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **653-711 Longleaf Drive, NE**, fronting approximately 690 feet on the south side of Longleaf Drive, beginning approximately 445 feet from the southeast corner of North Stratford Road. **(Held 11/29/06)**

Depth: Approximately 200 feet

Area: Approximately 2.97 Acres

Land Lot: 44, 17th District, Fulton County, Georgia

Owners: Andrew Fleshner, Executor for the Estate of Ruth B. Fleshner, Lee H. Wysong, James T. and Elaine H. Horton, Maxwell R. Calloway, Mary L. and Craig G. Adams, and Mark R. and Virginia D. Simpson

Applicant: Jim Brown

NPU-B

Council District 7

HELD

I. ITEMS NOT ON THE AGENDA

- 06-O-2363 (1) An Ordinance by Community Development/Human
CDP-06-79 Resources Committee to amend the Land Use Element of the City of Atlanta 2004-2019 Comprehensive Development Plan (CDP) so as to re-designate property that is located at **890 Conley Road, SE**, from the "Open Space" and "Low Density Commercial" Land Use Designations to the "Low Density Commercial" Land Use Designation; and for other purposes.

**ZONING COMMITTEE MINUTES
WEDNESDAY, NOVEMBER 29, 2006
PAGE FOURTEEN**

I. ITEMS NOT ON THE AGENDA (CONT'D)

**(4th Quarter CDP Amendments Public Hearing was held on 11/27/06) (Favorable by CD/HR Committee)
NPU-Z Council District 12**

**Councilmember Norwood made a motion to approve.
The vote was unanimous.**

FAVORABLE

**06-O-2364 (2)
CDP-06-80** An Ordinance by Community Development/Human Resources Committee to amend the Land Use Element of the City of Atlanta 2004-2019 Comprehensive Development Plan (CDP) so as to re-designate property that is located at **568 Trabert Avenue, NW**, from the "Industrial" Land Use Designation to the "Single Family Residential" Land Use Designation; and for other purposes. **(4th Quarter CDP Amendments Public Hearing was held on 11/27/06) (Favorable by CD/HR Committee)**
NPU-E Council District 8

**Councilmember Norwood made a motion to approve.
The vote was unanimous.**

FAVORABLE

**06-O-2365 (3)
CDP-06-81** An Ordinance by Community Development/Human Resources Committee to amend the Land Use Element of the City of Atlanta 2004-2019 Comprehensive Development Plan (CDP) so as to re-designate property that is located at **1602 Johnson Road and 1380 and 1430 Rockdale Street, NW**, from the "Low Density Residential" Land Use Designation to the "Mixed-Use" Land Use Designation; and for other purposes. **(4th Quarter CDP Amendments Public Hearing was held on 11/27/06) (Favorable by CD/HR Committee)**
NPU-G Council District 9

**Councilmember Norwood made a motion to approve.
The vote was unanimous.**

FAVORABLE

**SUMMARY REPORT
ZONING COMMITTEE
November 29, 2006**

LEGISLATION NUMBER	ZONING NUMBER	LOCATION (NPU/CD)	CHANGE	STAFF RECOMM.	NPU RECOMM.	ZRB RECOMM.
-------------------------------	--------------------------	------------------------------	---------------	--------------------------	------------------------	------------------------

FAVORABLE

06-O-2257	U-06-26/U-70-14	2920 Pharr Court, N.W.	Special Use Permit- Change of Ownership and Change of Conditions	Approval	Approval	Approval
-----------	-----------------	------------------------	--	----------	----------	----------

Councilmember Norwood made a motion to approve on substitute. The vote was unanimous.

**FAVORABLE ON
SUBSTITUTE**

06-O-1317	Z-06-51	SPI-22 Memorial Drive/Oakland Cemetery W-1 and 5	RG-4, RG-5, R-5, C-1, C- 1-C, C-2, C-2-C, C-3, I-1, I-1-C, I-2, MRC-3, and PD-MU to SPI-22 District	Approval on Substitute	Approval	Approval on Substitute
-----------	---------	--	--	---------------------------	----------	---------------------------

Councilmember Norwood made a motion to approve on substitute. The vote was unanimous.

06-O-2469	U-06-11	179 Ponce de Leon (Donor Parcel) and 625 Piedmont Avenue (Recipient Parcel) E-2	Transfer of Development Rights	Approval Conditional	Approval	Approval Conditional
-----------	---------	--	-----------------------------------	-------------------------	----------	-------------------------

Councilmember Norwood made a motion to approve on substitute. The vote was unanimous.

**FAVORABLE AS
AMENDED**

06-O-2255	U-06-24	254 Club Place and 2560 Alston Drive, N.E. O-5	Special Use Permit for a Private Club	Approval Conditional	Approval	Approval Conditional
-----------	---------	--	--	-------------------------	----------	-------------------------

SUMMARY REPORT
ZONING COMMITTEE
November 29, 2006

LEGISLATION NUMBER	ZONING NUMBER	LOCATION (NPU/CD)	CHANGE	STAFF RECOMM.	NPU RECOMM.	ZRB RECOMM
<u>FAVORABLE AS AMENDED (CONT'D)</u>						
06-O-2256	U-06-25	1959 Metropolitan Parkway, S.W. X-12	Special Use Permit for a an Amusement Arcade and Game Room (Bowling Center)	Approval Conditional	Approval	Approval Conditional
06-O-0775	Z-06-36	685-701 Commercial Avenue, N.W. and 2560 Donald L. Hollowell Parkway, N.W. (formerly known as Bankhead Highway) J-9	C-1 and R-4 to PD-MU	Approval Conditional	Approval Conditional	Approval Conditional
06-O-1804	Z-06-85	2412 James Jackson Parkway, N.W. D-9	Site Plan Amendment	Approval Conditional	Approval Conditional	Approval Conditional
06-O-2259	Z-06-104	4070 Annelly Drive, S.W. P-11	Site Plan Amendment	Approval Conditional	Approval	Approval Conditional
<u>ADVERSE</u>						
06-O-1797	Z-06-79	987 Myrtle Street, N.E. E-6	R-5 to RG-3	Approval Conditional	Denial	Denial
Councilmember Norwood made a motion to adverse. The vote was unanimous.						
06-O-2262	Z-06-110	465, 475, 483 and 485 Rock Springs Road, N.E. F-6	R-4 to PD-H	Denial	Denial	Denial

Councilmember Norwood made a motion to adverse. The vote was unanimous.


SUMMARY REPORT
ZONING COMMITTEE
November 29, 2006

LEGISLATION NUMBER	ZONING NUMBER	LOCATION (NPU/CD)	CHANGE	STAFF RECOMM.	NPU RECOMM.	ZRB RECOMM.
<u>FILE</u>						
06-O-1790	Z-05-49	Northeast Beltline Parcel One (Piedmont Avenue/Park Drive) E and F-6	R-4 to MRC-3	File	Denial	File
06-O-1791	Z-05-50	Northeast Beltline Parcel Two (Park Drive to Monroe Drive) E and F-6	R-4 and C-1 to PD-H	File	Denial	File
06-O-1792	Z-05-51	Northeast Beltline Parcel Three (Monroe Drive to Ponce de Leon Avenue) E and F-6	I-1 to MRC-3	File	Denial	File
06-O-1793	Z-05-52	Northeast Beltline Parcel Four (Ponce de Leon to Freedom Parkway) M and N-2	I-1 and I-2 to MRC-3	File	Denial	File
06-O-1319	Z-06-53	Memorial Drive Corridor in Grant Park Neighborhood W-5	I-1 to I-1-C	File	Not Considered	File
06-O-1446	U-06-16	1067 Constitution Road, S.E. Z-1	Special Use Permit for a Personal Care Home	File	Denial	File

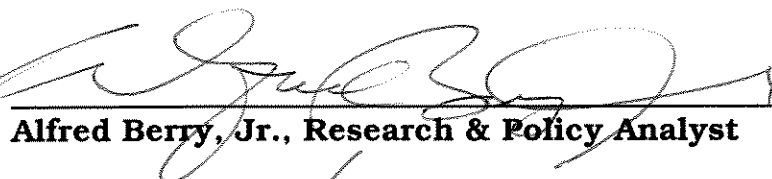
**ZONING COMMITTEE MINUTES
WEDNESDAY, NOVEMBER 29, 2006
PAGE FIFTEEN**

There being no further business to come before the Zoning Committee the meeting was adjourned at 12:00 noon.

Respectfully submitted:



Angela H. Campbell, Legislative Secretary



Alfred Berry, Jr., Research & Policy Analyst



The Honorable Carla Smith, Chairperson